





SARAI



Experience a place
where you set your pace

The rhythm is **yours**

Live a world away, minutes from all city corners

Covering 5.5 million m², Sarai is strategically located on the Cairo-Suez Road. We've researched and invested in the best location, bringing Sarai to the heart of Cairo's most desirable future suburbs. It is far from the city's traffic, noise and pollution, and is in close proximity to New Cairo as well as the following attractions:

- 15 minutes from the Ring Road.
- 15 minutes from AUC campus.
- 5 minutes from the New Capital City.



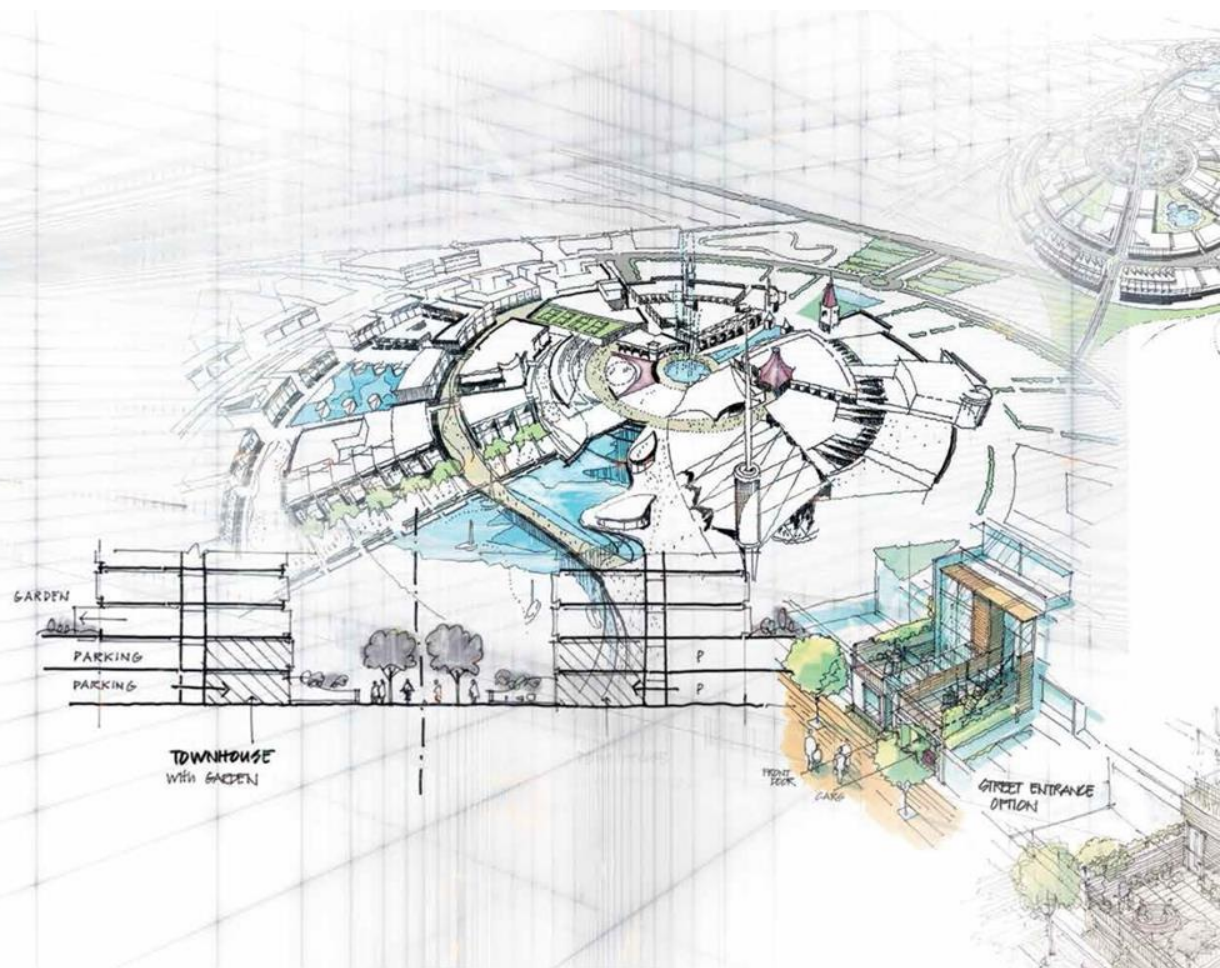


Benoy, the world's master planning leaders

Signed by the world's master planning leaders, Benoy; Sarai's tailored master plan represents your home's unique elements and surroundings to reflect our appreciation for exceptionality. In addition to Benoy's global expertise, our local experts have beautifully designed homes with bespoke interiors and warm textures that mirror Egyptian heritage and shared values – a true reflection of you and your family. With that, Sarai accommodates a community that seeks new horizons and experiences.

Diversity unlocks innovation

Where there is diversity there is Sarai. A new concept of living led by the power of select choice and discovery, where you can explore new angles of private and public space, personalized for your own luxury. Tailor your home's layout from alternate designs to embody the true meaning of a private haven. Or even expand your home for a more nurturing lifestyle that invites warmth with your growing family. Sarai's key signature is its novelty and diversity – a first of its kind in Egypt. Explore Sarai's matchless lifestyle, where every step infuses a rhythm, and only you can set the pace.





S Villa



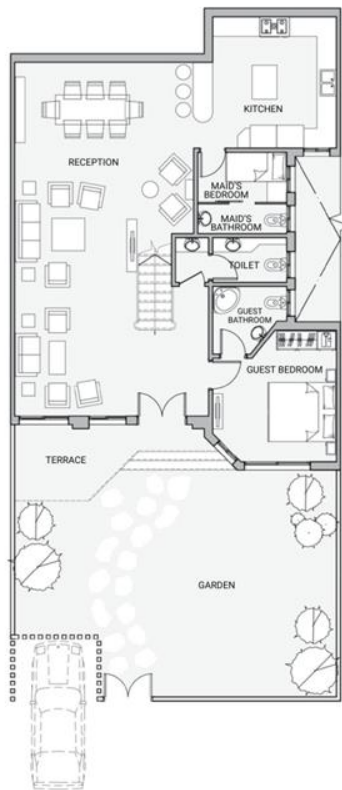
S-Villa A

S VILLA A

Ground Floor

Total Area 260 m²

Reception	5.55 x 11.00 m
Kitchen	3.94 x 4.30 m
Guest bedroom	3.88 x 4.23 m
Guest bathroom	2.44 x 2.18 m
Toilet	3.57 x 1.48 m
Maid's bedroom	2.90 x 1.57 m
Maid's bathroom	2.90 x 1.00 m
Terrace	7.8 m ²



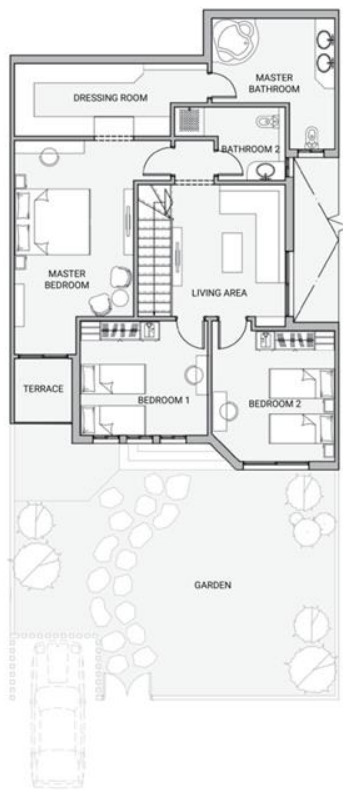
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S VILLA A

First Floor

Master bedroom	3.76 x 5.50 m
Master bathroom	3.94 x 2.76 m
Dressing room	4.88 x 2.40 m
Bedroom 1	4.07 x 3.68 m
Bedroom 2	3.87 x 4.24 m
Bathroom 2	2.17 x 2.36 m
Living area	4.68 x 4.15 m
Terrace	1.94 x 2.00 m



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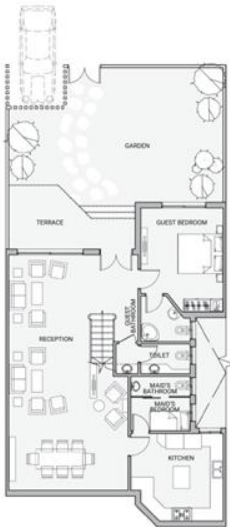
S-Villa B

S VILLA B

Ground Floor

Total Area 295 m²

Reception	5.55 x 11.00 m
Kitchen	4.33 x 4.24 m
Guest bedroom	3.94 x 5.00 m
Guest bathroom	2.44 x 2.18 m
Toilet	3.57 x 1.48 m
Maid's bedroom	2.90 x 1.57 m
Maid's bathroom	2.90 x 1.00 m
Terrace	7.8 m



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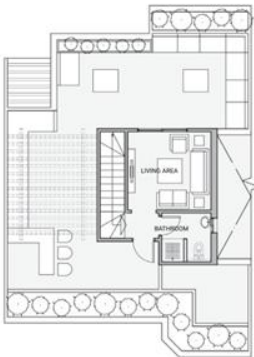


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S VILLA B

First Floor

Master bedroom	3.76 x 4.45 m
Master bathroom	3.44 x 2.62 m
Dressing room	4.88 x 3.24 m
Bedroom 1	4.07 x 3.80 m
Bedroom 2	3.94 x 5.00 m
Bathroom 2	2.44 x 2.24 m
Living area	4.68 x 4.21 m
Terrace	1.94 x 2.00 m



S VILLA B

Roof Floor

Roof area 62 m²

Living area	3.56 x 3.30 m
Bathroom	2.18 x 2.10 m





Apartment Buildings



Apartment Buildings

Apartment Building C1

Ground Floor 1

Total area 165 m²

Reception	6.25 x 8.10 m
Kitchen	2.56 x 3.37 m
Toilet	1.22 x 2.14 m
Master bedroom	4.72 x 3.72 m
Master Bathroom	2.15 x 2.24 m
Dressing room	3.07 x 2.24 m
Bedroom 1	4.07 x 3.79 m
Bedroom 2	3.72 x 4.59 m
Bathroom	1.93 x 2.49 m
Terrace 1	4.24 x 1.35 m
Terrace 2	1.32 x 1.50 m

Ground Floor 2

Total area 141 m²

Entrance	1.87 x 3.47 m
Reception	6.25 x 8.10 m
Kitchen	4.85 x 2.25 m
Toilet	2.27 x 1.22 m
Master bedroom	4.71 x 3.79 m
Master bathroom	3.52 x 2.61 m
Dressing room	3.44 x 1.96 m
Bedroom 1	3.72 x 5.13 m
Bathroom 1	2.35 x 1.97 m
Bedroom 2	3.78 x 3.78 m
Bathroom 2	2.05 x 2.91 m
Lobby	1.89 x 2.59 m
Terrace	3.43 x 1.37 m



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Apartment Building C1

Typical Floor 1

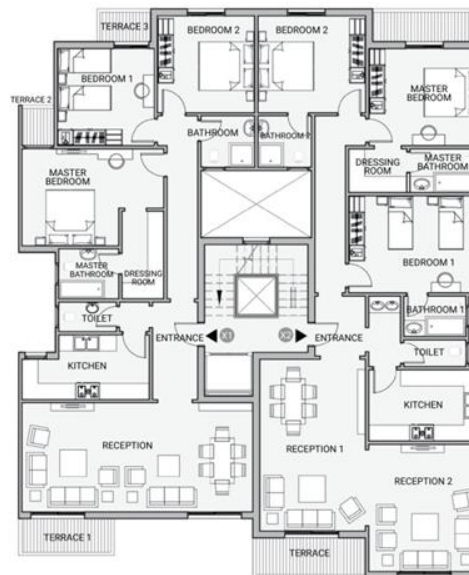
Total area 164 m²

Entrance	1.87 x 3.74 m
Reception	8.78 x 4.23 m
Kitchen	4.85 x 2.52 m
Toilet	2.26 x 1.22m
Master bedroom	3.72 x 3.72m
Master Bathroom	2.35 x 1.97 m
Dressing room	1.67 x 3.37 m
Bedroom 1	3.72 x 3.79 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	3.43 x 1.43 m
Terrace 2	1.32 x 1.50 m
Terrace 3	2.06 x 1.28 m

Typical Floor 2

Total area 182 m²

Entrance	2.07 x 2.43 m
Reception 1	4.13 x 6.57 m
Reception 2	4.24 x 4.90 m
Kitchen	4.25 x 2.77 m
Toilet	2.42 x 1.12 m
Master bedroom	4.32 x 3.72 m
Master bathroom	2.72 x 1.72 m
Dressing room	2.27 x 1.72 m
Bedroom 1	4.99 x 3.72 m
Bathroom 1	2.42 x 1.62 m
Bedroom 2	4.12 x 3.78 m
Bathroom 2	2.12 x 2.02 m
Terrace	4.18 x 1.56 m
Terrace 2	4.17 x 1.28 m



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Apartment Building C1

Penthouse Floor 1

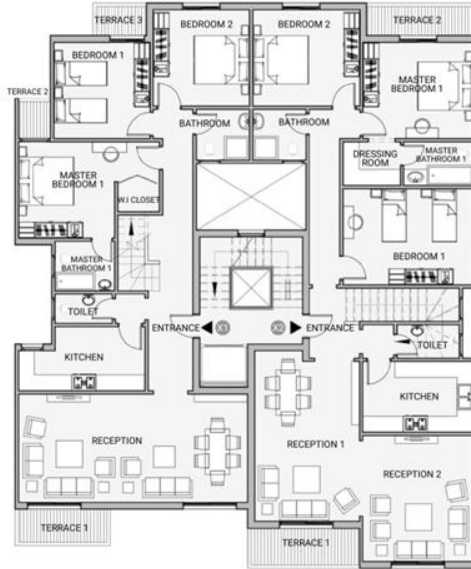
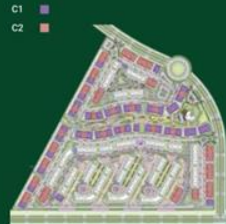
Total area 206 m²

Reception	8.78 x 4.23 m
Kitchen	4.85 x 2.52 m
Toilet	2.42 x 1.12m
Master bedroom 1	3.72 x 3.72m
Master Bathroom 1	2.35 x 1.97 m
Bedroom 1	3.72 x 3.72 m
Bedroom 2	3.72 x 3.72 m
Bathroom	2.42 x 1.62 m
Terrace 1	3.43 x 1.43 m
Terrace 2	2.00 x 1.22 m
Terrace 3	1.50 x 1.33 m

Penthouse Floor 2

Total area 240 m²

Reception 1	4.13 x 6.57 m
Reception 2	4.24 x 4.90 m
Kitchen	4.25 x 2.77 m
Toilet	2.42 x 1.12m
Master bedroom 1	4.24 x 3.79 m
Master Bathroom 1	2.72 x 1.72 m
Dressing room	2.27 x 1.72 m
Bedroom 1	3.72 x 3.72 m
Bedroom 2	4.12 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	4.18 x 1.56 m
Terrace 2	4.17 x 1.28 m



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Apartment Building C1

Roof Floor 1

Roof area 95.5 m²

Annex area 45 m²

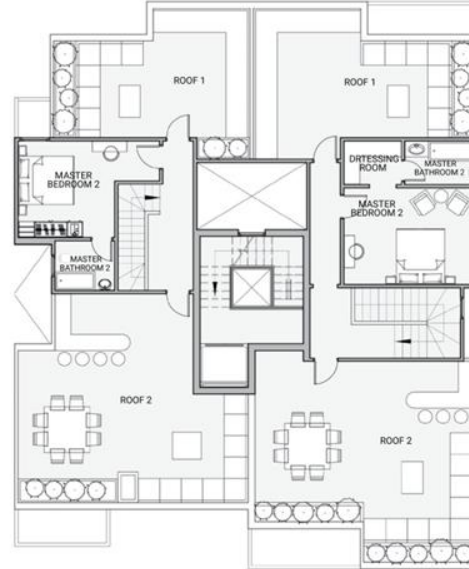
Master bedroom 2	3.72 x 3.72 m
Master bathroom 2	2.72 x 1.72 m
Roof 1	35.5 m ²
Roof 2	60 m ²

Roof Floor 2

Roof area 95.5 m²

Annex area 58 m²

Master bedroom 2	4.99 x 3.72 m
Master bathroom 2	2.72 x 1.75 m
Dressing room	
Roof 1	35.5 m ²
Roof 2	60 m ²



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Apartment Building C2

Ground Floor 1
Total area 126 m²

Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master Bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

Ground Floor
Total area 139 m²

Entrance	2.61 x 2.12 m
Reception	8.76 x 5.92 m
Kitchen	3.72 x 2.13 m
Toilet	1.12 x 2.12 m
Bedroom 1	3.72 x 3.72 m
Bathroom 1	2.35 x 1.97 m
Bedroom 2	3.78 x 3.78 m
Terrace 1	8.50 x 1.38 m
Terrace 2	1.33 x 1.50 m

C1
C2



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Apartment Building C2

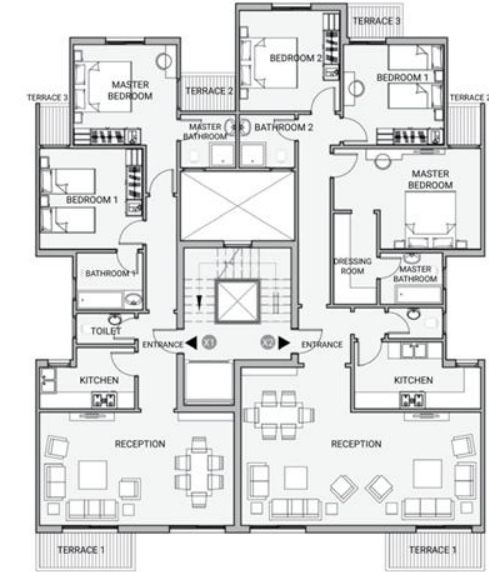
Typical Floor 1
Total area 126 m²

Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master Bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

Typical Floor 2
Total area 174 m²

Entrance	2.07 x 2.12 m
Reception	8.77 x 5.90 m
Kitchen	4.67 x 2.52 m
Toilet	2.07 x 1.22 m
Master bedroom	5.40 x 3.72 m
Master bathroom	2.35 x 1.97 m
Dressing room	1.68 x 3.37 m
Bedroom 1	3.78 x 3.72 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	3.42 x 1.49 m
Terrace 2	1.34 x 1.50 m
Terrace 3	2.00 x 1.28 m

C1
C2



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Apartment Building C2

Penthouse Floor

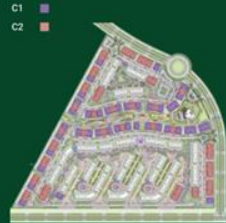
Total Area 126 m²

Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Bedroom 1	3.82 x 3.79 m
Bathroom 1	2.12 x 2.02 m
Bedroom 2	3.82 x 3.72 m
Bathroom 2	2.50 x 2.17 m
Terrace 1	3.42 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

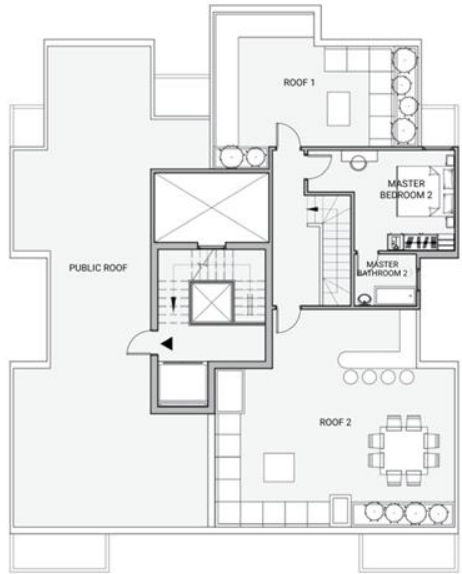
Penthouse Floor

Total area 216 m²

Reception	8.77 x 5.90 m
Kitchen	4.67 x 2.52 m
Master bedroom 1	3.72 x 3.72 m
Master bathroom 1	2.35 x 1.97 m
Bedroom 1	3.78 x 3.72 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Toilet	2.07 x 1.22 m
Terrace 1	3.42 x 1.49 m
Terrace 2	1.34 x 1.50 m
Terrace 3	2.00 x 1.28 m



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Apartment Building C2

Roof Floor 1

Public roof

Roof Floor 2

Roof area 99 m²

Annex area 45 m²

Master bedroom 2	3.72 x 3.72 m
Master bathroom 2	2.35 x 1.97 m
Roof 1	7.44 x 5.00 m
Roof 2	8.77 x 7.91 m

